

Westfield-Washington Advisory Plan Commission held a meeting on Monday, March 4, 2013 scheduled for 7:00 PM at the Westfield City Hall.

**Opening of Meeting: 7:00 PM**

**Roll Call:** Note Presence of a Quorum

**Commission Members Present:** Ken Kingshill, Charles Lehman, Danielle Tolan, Bill Sanders, Steve Hoover, and Dan Degnan

**City Staff Present:** Jennifer Miller, Assistant Director; Kevin Todd, Senior Planner; Sarah Reed, Planner; Jesse Pohlman, Senior Planner; Brian Zaiger, City Attorney.

**Minutes:**

Motion: To approve the minutes for the February 19, 2013 APC meeting as presented.

Motion: Tolan; Second: Sanders; Vote: Passed by voice vote

Todd reviewed APC Rules of Procedure as well as the Public Hearing Rules of Procedure.

**SUSPENSION OF RULES**

Todd presented the details of the amendment to the APC Rules & Procedures. The proposed amendment is to the rule which automatically dismisses or removes items that are on the agenda longer than six months. In addition, he stated that it modifies the rules so the Economic and Community Development Director has the ability to grant continuance of those items. He also added that the amendment establishes an appeals process and gives the Director the ability to require additional notice be sent to neighbors after an item has been continued.

It was determined after discussion that this item would be moved to the next meeting.

**ITEMS OF BUSINESS**

Case No.	1209-PUD-11
Petitioner	Cooperstown Partners, LLC
Description	SE corner of Springmill Road and 161 <sup>st</sup> Street; Petitioner requests a change in zoning of approximately 6.5 acres from AG-SF1 to the Springmill Corner PUD.

Todd stated that the petitioner has requested the APC Rule requiring items to be dismissed from the agenda after six months be suspended. Staff is recommending an additional six months.

Motion: To suspend the rules and extend the petition six months.

Motion: Lehman; Second: Hoover; Vote: Passed By Voice Vote

Case No.	1302-DP-03 & 1302-SPP-03
----------	--------------------------

Petitioner        The Anderson Corporation  
Description      2434 South Street; Petitioner requests Development Plan and Primary Plat review of 31 residential lots on 9.6 acres in the Kalorama Park PUD.

Todd reviewed the petition, stating that it is fully compliant, with the exception of some landscaping amounts. He stated that the petitioner has indicated that he is willing to work with staff on resolving this issue. He stated that staff recommends approval of the petition, and recommends that approval of the landscape plan be delegated to staff.

Mr. Jim Anderson, The Anderson Corporation, made a short presentation on the details of the petition, stating that his plan is for 32 lots instead of 31, as indicated by the staff report. He shared details on each of the sections, regarding styles, pricing, and landscape features.

Lehman asked if the prints being shown to the Commission were actual or conceptual, since there was a difference in the amount of lots in the cottage section.

Anderson responded that he would prefer six lots in that section rather than the five shown on the plan.

Kingshill asked if the petitioner wanted the Commission to vote on the plans that were submitted, or wait until the next meeting for updated plans.

Miller stated that the petitioner would like to have a vote this evening..

Motion: To approve 1302-DP-03 & 1302-SPP-03 with the following conditions:

1. That final approval of the landscaping plan be delegated to staff;
2. That the landscaping plan be approved prior to the issuance of a building permit; and,
3. That all necessary approvals and permits be obtained from the Westfield Public Works Department and the Hamilton County Surveyors Office prior to the issuance of a building permit.

Motion: Hoover; Second: Lehman; Vote: Passed 6-0

Case No.        1303-DP-04 & 1303-SIT-02  
Petitioner      Westfield Washington Schools  
Description      18250 North Union Street; Petitioner requests Development Plan and Site Plan review of a new locker room building on the Westfield High School campus, located in the GB-PD District.

Pohlman introduced the petition, which is a new locker room building and an addition to concession stand building on the Westfield High School campus. He stated that the design and materials complement the existing accessory structures.

A Public Hearing opened at 7:39 p.m.

No one spoke, and the Public Hearing closed at 7:40 p.m.

Case No.        1303-PUD-03

Petitioner	Justus at Bridgewater, LLC
Description	Bridgewater PUD Amendment, Multifamily Development Standards; Petitioner requests an amendment to the Bridgewater PUD to consolidate and modify multifamily development standards for Parcel K2 of the Bridgewater PUD.
Case No.	1303-DP-05 & 1303-SIT-03
Petitioner	Justus at Bridgewater, LLC
Description	South side of 151 <sup>st</sup> Street, approximately 700' west of Gray Road; Petitioner requests Development Plan and Site Plan review for 240 multifamily units and a clubhouse on approximately 23 acres in the Bridgewater PUD District.

Reed introduced petitions, which include an amendment to the Bridgewater PUD as well as a development plan and site plan review for 240 multi-family units in the Bridgewater PUD. She stated that the only outstanding item on the development plan is the landscaping plan.

Mr. Jon Dobosiewicz, Nelson & Frankenberger, presented details of the proposed amendment and development plan. He reviewed the site location map and surrounding development. He also discussed building height, landscaping, parking, and amenities.

Sanders asked how far the 40' buildings on the west side are from the west property line.

Dobosiewicz responded that they are approximately 130 feet to 150 feet from the property line.

A Public Hearing opened at 7:58

Mr. Dave Reed, adjacent Bridgewater resident, expressed his support for the project after having contacted Justus and worked with them on site-barriers and privacy-screening. He expressed that he is satisfied with the project and glad that they reacted to his concerns.

Ms. Helen Brown asked if criminal background checks will be done for these apartments. She also asked about the big tree on 151<sup>st</sup> Street and whether or not it would be removed with this project.

The Public Hearing closed at 8:02 p.m.

Dobosiewicz responded to public hearing comments, stating that while the petitioner performs criminal background checks, they are not asking the Commission or Council for a recommendation on making that part of a zoning requirement. He also stated that the tree is being preserved; noting that it is not currently in the best health and that the petitioner could not guarantee its survival. He added that the tree is in the City's right-of-way and would have the right to remove it if deemed necessary or appropriate.

Case No.	0608-REZ-06
Petitioner	Beazer Homes Indiana, LLP
Description	Southeast Corner of 169 <sup>th</sup> Street and Carey Road; Petitioner requests a modification to the written commitments associated with the rezoning of property, as approved by Ordinance 06-50 and amended by Resolution 11-05.

Todd introduced the petition and gave a brief history of the site. He stated that the petition is a modification to the commitments of the Walnut Ridge Estates project. He stated that there are two items the petitioner is requesting be modified; one is the conceptual landscape plan and the second is replacing the building elevations in the commitments with the petitioner's building elevations.

Mr. Steve Hardin, Faegre, Baker & Daniels, representing the petitioner, gave a presentation and further details of the proposed project. He discussed landscaping, the perimeter path, and neighborhood meetings. He stated that the architectural standards will remain the same and that Beazer has revised their home plans to meet those standards.

A Public Hearing opened at 8:22 p.m.

Mr. Eric Harvey, Brookside resident, stated that would like to see the deciduous plants expanded, and would like to see a row of 8'-10' tall evergreens to provide screening between Walnut Ridge and Brookside.

Mr. Will Ditzler, Brookside resident, stated that he would like to see a row of evergreens between Walnut Ridge and Brookside. He stated that if there can only be one row, then he would like to see the spacing as tight as possible.

Mr. Larry Clarino, Brookside resident, stated that the existing landscaping on the current plan shows trees and bushes around the perimeter. He noted that they have all died and he assumes that they will be replaced. He stated that he would like to see the tree buffer extended to the pipeline easement. He also stated that the previous version of the commitments included additional architectural requirements for the rear home elevations facing Brookhollow Drive. He stated that he did not see those rear elevations in the information submitted by the petitioner.

The Public Hearing closed at 8:28 p.m.

Hardin responded to public hearing comments, stating that the rear architectural requirements for homes abutting Brookside will not change from what was previously approved. He also added that the existing dead plants will be removed and replaced per the proposed landscaping plan.

Hoover asked if there was any information on what type of landscaping can be done in the pipeline easements other than grass.

Hardin responded that the pipeline companies said that no trees, shrubs, or paths can be installed within those easements. He noted that they also did not prefer ornamental grasses, but were open to the idea of planting wildflowers.

**ADJOURNMENT** (8:31 p.m.)

---

President, Ken Kingshill

---

Vice President, Charles Lehman

---

Secretary, Matthew S. Skelton, Esq.